

**GOVERNMENT OF TELANGANA
ABSTRACT**

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of land use from Residential use zone to Commercial use zone (Category 'C') in Pr.No.8-2-293/82/A/486 Plot No.486 of Jubilee Hills part of Sy.Nos.403/1 (Old), 120 (New) of Shaikpet Village and 102/1 of Hakimpet Village situated at Road No.10, Jubilee Hills, Hyderabad District to an extent of 1183.91 Sq. Mtrs. - Confirmation of Draft variation - Notification - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.MS.No. 20.

**Dated: 08.01.2015.
Read the following:-**

1. From the MC, HMDA, Lr No.11099/PD1/Plg/H/2012, Dt: 25.07.2013 & 05.09.2013.
2. From the Commissioner, GHMC, Hyderabad, Letter No.B/2322/TPS/HO/ GHMC/ 2013/3153, Dated 4.10.2013.
3. Government Letter No.26950/I1/2012-4, MA & UD Department, dated:17.01.2014.
4. From the MC, HMDA, Lr. No.11099/PD1/Plg/HMDA/2012, Dt: 17.02.2014.
5. Government Memo.No.26950/I1/2012-5, MA & UD Department, Dated:28.05.2014.
6. From the MC, HMDA, Lr No.11099/PD1/Plg/H/2012, Dt: 30.06.2014.
7. Government Letter No.26950/I1/2012-6, MA & UD Department, dated:17.07.2014.
8. From the MC, HMDA, Lr No.11099/PD1/Plg/H/2012, Dt: 12.08.2014.

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ORDER:

The draft variation to the land use envisaged in the notified Revised Development Plan (Master Plan) of erstwhile MCH area (HMDA Core Area) issued vide G.O.Ms.No. 363, MA, dt: 21.10.2010 GHMC Circle No. X (Old Circle No. V) issued in Government Memo 5th read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.248, Part-I, dated 31.05.2014. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.2,36,782/- (Rupees two lakhs thirty six thousand seven hundred and eighty two only) towards development charges. Hence, the draft variation is confirmed.

2. The following notification shall be published in the Extra-ordinary issue of Telangana State Gazette, **dated 12.01.2015.**

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use in the notified Revised Development Plan (Master Plan) of erstwhile MCH area (HMDA Core Area) issued vide G.O.Ms.No. 363, MA, dt: 21.10.2010 GHMC Circle No. X (Old Circle No. V), as required by sub-section (3) of the said section.

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VARIATION

The Site in Pr.No. 8-2-293/82/A/486, Plot.No. 486 of Jubilee Hills, part of Sy.Nos. 403/1 (Old), 120 (New) of Shaikpet Village and 102/1 of Hakimpet Village situated at Road.No. 10, Jubilee Hills, Hyderabad District to an extent of 1183.91 Sq. Mtrs, which is presently earmarked for Residential use zone in the notified Revised Development Plan (Master Plan) of erstwhile MCH area (HMDA Core Area) issued vide G.O.Ms.No. 363, MA, dt: 21.10.2010 GHMC Circle No. X (Old Circle No. V) is now designated as Commercial use zone (category 'C') as per G.O.Ms.No.766, MA, dated:18.10.2007) subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
13. that the applicant shall pay the Processing Charges and Development Charges to HMDA as per rules inforce.
14. that the applicant shall handover the required property for widening of the Road.No.10 to a width of 120' as was done in earlier case.
15. the applicant shall pay impact fee of 3 times the rate prescribed for Category-C roads under G.O.Ms.No.766, MA & UD (I1) Department, dated: 18.10.2007 to GHMC at the time of obtaining building permission.

16. the activities indicated under category - C in G.O.Ms.No.766, MA & UD (I1) Department, dated: 18.10.2007 only shall be allowed and fulfillment of conditions thereon.

SCHEDULE OF BOUNDARIES

NORTH: Pr.No. 8-2-82/A/487 (G+1) House.

SOUTH: Pr.No. 8-2-293/82/A/485.

EAST: Existing 50' wide B.T road i.e, Road.No.22 of Jubilee Hills branch road dead end

WEST: Existing 78'-0" wide B.T road i.e, Road.No.10 of Jubilee Hills (As per Master Plan Road.No. 10, proposed 80'-0" wide road)

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

**Dr. S.K.JOSHI
PRINCIPAL SECRETARY TO GOVERNMENT**

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.
Copy to:
The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Hyderabad District.
Sf /Sc.

// FORWARDED : : BY ORDER //

SECTION OFFICER